

RECORDATION NO. 13001 Filed 1425

MAR 26 1981 -12 10 PM

March 23, 1981

13001

No. 1-0854050
Date MAR 26 1981

INTERSTATE COMMERCE COMMISSION

MAR 26 1981 -12 10 PM

Fee \$ 100.00

Interstate Commerce Commission

12th Street and Constitution INTERSTATE COMMERCE COMMISSION

Avenue, N. W.

Washington, DC 20423

RECORDATION NO. 13001 Filed 1425

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Attention: Secretary

MAR 26 1981 -12 10 PM

MAR 26 1981 -12 10 PM

Gentlemen:

INTERSTATE COMMERCE COMMISSION

INTERSTATE COMMERCE COMMISSION

Enclosed herewith for filing and recording, pursuant to 49 U.S.C. §11303, are one original and seven conformed copies of the following:

1. Conditional Sale Agreement dated as of January 1, 1981, between Thrall Car Manufacturing Company and Wells Fargo Equipment Leasing Corporation;
2. Agreement and Assignment dated as of January 1, 1981, between Thrall Car Manufacturing Company and The First National Bank and Trust Company of Oklahoma City, as Agent;
3. Lease of Railroad Equipment dated as of January 1, 1981, between Wells Fargo Equipment Leasing Corporation and Oklahoma Gas and Electric Company; and
4. Assignment of Lease and Agreement dated as of January 1, 1981, between Wells Fargo Equipment Leasing Corporation and The First National Bank and Trust Company of Oklahoma City, as Agent.

The foregoing documents relate to the purchase and financing of:

- 30 100-ton coal hopper cars (Car Nos. OGEX 1153-1182, both inclusive).

Enclosed is our check in the amount of \$100 in payment of the applicable recording fees.

Please deliver all conformed copies (other than copies to be retained by the Interstate Commerce Commission), each bearing

RECEIVED
MAR 26 12 05 PM '81
FEE
CENTRAL
OR

Handwritten signature: C. Anderson

Interstate Commerce Commission
March 23, 1981
Page 2

recordation data with respect to the filing pursuant to the provisions of 49 U.S.C. §11303, to the bearer of this letter.

For your records, the names and addresses of the parties to the several instruments are as follows:

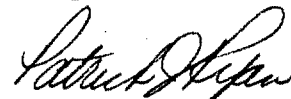
The First National Bank and Trust Company *agent*
of Oklahoma City, as Agent
P. O. Box 25189
Oklahoma City, OK 73125
Attention: Corporate Trust Department

Wells Fargo Equipment Leasing Corporation *Lessee*
425 California Street
San Francisco, CA 94104
Attention: Contract Administration

Thrall Car Manufacturing Company *Vendor*
P. O. Box 218
Chicago Heights, IL 60401
Attention: Mr. John P. Lynch
Vice President - Sales

Oklahoma Gas and Electric Company *Lessee*
P. O. Box 321
Oklahoma City, OK 73101
Attention: Vice President & Treasurer

Very truly yours,



Patrick J. Ryan
Vice President and Treasurer

PJR:jst
Enclosures

13001 *B*

RECORDATION NO. _____ Filed 1420

MAR 26 1981 -12 10 PM

INTERSTATE COMMERCE COMMISSION

LEASE OF RAILROAD EQUIPMENT

Dated as of January 1, 1981

between

WELLS FARGO EQUIPMENT LEASING CORPORATION

and

OKLAHOMA GAS ELECTRIC COMPANY
AND

30 ONE HUNDRED-TON

COAL HOPPER CARS

LEASE OF RAILROAD EQUIPMENT

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LEASE OF RAILROAD EQUIPMENT dated as of January 1, 1981 between WELLS FARGO EQUIPMENT LEASING CORPORATION (hereinafter, together with its successors and assigns, called the Lessor) and OKLAHOMA GAS AND ELECTRIC COMPANY (hereinafter called the Lessee).

WHEREAS, the Lessor has entered into a Conditional Sale Agreement dated as of the date hereof (hereinafter called the Conditional Sale Agreement) with THRALL CAR MANUFACTURING COMPANY (hereinafter called the Builder) covering the construction, sale and delivery, on the conditions therein set forth, by the Builder and the purchase by the Lessor of the railroad equipment described in Annex A hereto (hereinafter called the Equipment);

WHEREAS, the Builder and THE FIRST NATIONAL BANK AND TRUST COMPANY OF OKLAHOMA CITY, as Agent (hereinafter called the Assignee) under a Participation Agreement dated as of the date hereof (hereinafter called the Participation Agreement) with the Lessee, the Builder, the Lessor and the Investor named therein, have entered into an Agreement and Assignment dated as of the date hereof (hereinafter called the Assignment) assigning to the Assignee the right, security title and interest of the Builder under the Conditional Sale Agreement as security for the payment of the Conditional Sale Indebtedness (as defined in the Conditional Sale Agreement);

WHEREAS, the Lessee desires to lease all the units of the Equipment, or such lesser number as are delivered, accepted and settled for under the Conditional Sale Agreement, at the rentals, for the terms and upon the conditions hereinafter stated (such number of units as are delivered, accepted and settled for under the Conditional Sale Agreement being hereinafter called the Units); and

WHEREAS, in order to provide further security for the payment of the Conditional Sale Indebtedness and as an inducement to the Investor to invest in the Conditional Sale Indebtedness, the Lessor will, concurrently with its execution and delivery of this Lease, enter into an Assignment of Lease and Agreement dated as of the date hereof (hereinafter called the Lease Assignment) with the Assignee assigning for security purposes certain of its rights in, to and under this Lease to the Assignee and the Lessee will acknowledge and consent thereto pursuant to the Consent and Agreement (hereinafter called the Consent) in the form attached to the Lease Assignment;

NOW, THEREFORE, in consideration of the premises and of the rentals to be paid and the covenants hereinafter mentioned to be kept and performed by the Lessee, the Lessor hereby leases the Units to the Lessee upon the following terms and conditions:

SECTION 1. Net Lease. This Lease is a net lease and the Lessee shall not be entitled to any abatement of rent, reduction thereof or set-off against rent, including, but not limited to, abatements, reductions or set-offs due or alleged to be due by reason of any past, present or future claims of the Lessee against the Lessor under this Lease or otherwise; nor, except as otherwise expressly provided herein, shall this Lease terminate, or the respective obligations of the Lessor or the Lessee be otherwise affected, by reason of any defect in or failure of title of the Lessor to any of the Units or damage to or loss of possession or loss of use or destruction of all or any of the Units from whatsoever cause, any liens, encumbrances or rights of others with respect to any of the Units, the prohibition of or other restriction against the Lessee's use of all or any of the Units, the taking or requisitioning of any of the Units by condemnation or otherwise, the interference with such use by any person or entity, the invalidity or unenforceability or lack of due authorization of this Lease, any insolvency of or the bankruptcy, reorganization or similar proceeding against the Lessee, or for any other cause whether similar or dissimilar to the foregoing, any present or future law to the contrary notwithstanding, it being the intention of the parties hereto that the rents and other amounts payable by the Lessee hereunder shall continue to be payable in all events in the manner and at the times herein provided unless the obligation to pay the same shall be terminated pursuant to the express provisions of this Lease. To the extent permitted by applicable law, the Lessee hereby waives any and all rights which it may now have or which at any time hereafter may be conferred upon it, by statute or otherwise, to terminate, cancel, quit or surrender the lease or any of the Units except in accordance with the express terms hereof. Each rental or other payment made by the Lessee hereunder shall be final, and the Lessee shall not seek to recover all or any part of such payment from the Lessor for any reason whatsoever.

SECTION 2. Delivery and Acceptance of Units. The Lessor hereby appoints the Lessee as its agent for the inspection and acceptance of, and the approval of all invoices relating to, the Units pursuant to the Conditional Sale Agreement and the Assignment. Each Unit is to be delivered to the Lessee, acting as such agent of the Lessor, by the Builder under the Conditional Sale Agreement at the place of delivery designated in the Conditional Sale Agreement and in Annex A hereto. As provided in Article 3 of the Conditional Sale Agreement, each Unit is to be delivered, inspected and accepted concurrently with the settlement therefor on the Closing Date for such Unit pursuant to Article 4 of the Conditional Sale Agreement. Upon such delivery on the Closing Date, the Lessee will cause an employee of the Lessee or an authorized representative of the Lessee to inspect the same and, if such Unit is found

to be acceptable, to accept delivery of such Unit on such Closing Date on behalf of the Lessor under the Conditional Sale Agreement and on its behalf hereunder and execute and deliver to the Lessor and the Builder a certificate of acceptance (hereinafter called a Certificate of Acceptance), in accordance with the provisions of Article 3 of the Conditional Sale Agreement, stating that such Unit has been inspected and accepted on behalf of the Lessee and the Lessor on the Closing Date and is marked in accordance with Section 5, whereupon such Unit shall be deemed to have been delivered to and accepted by the Lessee and shall thereafter be subject to all the terms and conditions of this Lease, and the Lessee may, upon, but not prior to, completion of the settlement for such Unit in accordance with Article 4 of the Conditional Sale Agreement, commence their use of such Unit pursuant to Section 13 hereof.

SECTION 3. Rentals. The Lessee agrees to pay to the Lessor, as rental for each Unit subject to this Lease, 31 consecutive semi-annual payments on January 6 and July 6 in each year, commencing July 6, 1981. The rental payment due on July 6, 1981 shall be in an amount equal to .038356% of the Purchase Price (as defined in the Conditional Sale Agreement) of each Unit then subject to this Lease for each day elapsed from the Closing Date (as defined in the Conditional Sale Agreement) for such Unit computed on the basis of the actual number of days elapsed between such dates on a calendar year basis, to and including the date of such payment. The next 30 semi-annual rental payments, commencing on January 6, 1982 and ending with the payment on July 6, 1996, shall each be in an amount equal to 5.6580% of the Purchase Price of each Unit then subject to this Lease. The foregoing rental rates have been calculated on the assumption that the Units will be placed under this Lease in accordance with the schedule and at the dates set forth at Annex A hereto. If for any reason there is a material deviation in the dates the Units are placed under this Lease from the delivery schedule set forth in Annex A hereto, the Lessor and the Lessee agree that the rentals payable hereunder and the Casualty Value percentages set forth in Section 7 hereof will be adjusted, if necessary in the Lessor's reasonable opinion, in order that the Lessor's net after-tax annual rate of return (computed on the same assumptions, including, without limitation, tax rates, as were utilized by the Lessor in establishing the rental rate for this transaction) will not be increased or decreased by reason thereof; provided, however, that the rentals and Casualty Value percentages, as so adjusted, shall be sufficient to satisfy the obligations of the Lessor under the Conditional Sale Agreement, notwithstanding any limitation of liability contained therein.

The Lessee agrees to pay as supplemental rental the excess, if any, of the amount paid by the Lessor pursuant to

the first sentence of Paragraph 24 of the Participation Agreement over 2.85% of the Purchase Price of the Units of the Equipment.

If any of the semi-annual rental payment dates referred to above is not a Business Day (as defined in Article 4 of the Conditional Sale Agreement) the semi-annual rental payment otherwise payable on such date shall be payable on the next following Business Day.

SECTION 4. Term of Lease. The term of this Lease as to each Unit shall begin on the date of delivery and acceptance of such Unit hereunder in accordance with the provisions of Section 2 hereof and, subject to the provisions of Sections 7, 8, 11 and 14, shall terminate on the date on which the final payment of rent in respect thereof is due pursuant to Section 3.

Anything herein to the contrary notwithstanding, all rights and obligations of the Lessee under this Lease and in and to the Units are subject to the rights of the Assignee under the Conditional Sale Agreement and the Assignment provided, however, that so long as the Lessee shall not be in default under this Lease, this Lease may not be terminated and the Lessee shall be entitled to the right of possession and use of the Units provided in Section 13 hereof. Subject only to the rights of the Lessor against the Lessee referred to in Article 16 of the Conditional Sale Agreement, if an Event of Default shall occur and be continuing under the Conditional Sale Agreement, the Assignee may terminate this Lease (or rescind its termination), all as provided herein, unless the Lessee is not in default under this Lease.

SECTION 5. Identification Marks. The Lessee will cause each Unit to be kept numbered with an identifying number as set forth in Annex A hereto, or in the case of any Unit not there listed such identifying number as shall be set forth in any amendment or supplement hereto extending this Lease to cover such Unit, and will keep and maintain, plainly, distinctly, permanently and conspicuously marked on each side of each Unit, in letters not less than one inch in height, the words "Owned by Wells Fargo Equipment Leasing Corporation. Ownership Subject to a Security Agreement Filed with the Interstate Commerce Commission", with appropriate changes thereof and additions thereto as from time to time may be required by applicable rules, regulations and laws, including, but not limited to, the rules and regulations of the Association of American Railroads, in order to protect the Lessor's and the Assignee's title to and property interest in such Unit and the rights of the Lessor under this Lease and of the Assignee under the Conditional Sale Agreement.

In the event that the Lessor shall become obligated to change any markings on any Unit or to incur any cost in connection therewith pursuant to Article 15 of the Conditional Sale Agreement, the Lessee shall, at the request of the Lessor, make such marking changes and pay to the Lessor such additional amounts as will enable the Lessor to fulfill such obligations under said Article 15. The Lessee will not place any such Unit in operation or exercise any control or dominion over the same until such markings shall have been made thereon and will replace promptly any such markings which may be removed, defaced, obliterated or destroyed. The Lessee will not change the identifying number of any Unit unless and until (i) a statement of new number or numbers to be substituted therefor shall have been filed with the Assignee and the Lessor and filed, recorded, registered and deposited by the Lessee in all public offices where this Lease and the Conditional Sale Agreement shall have been filed, recorded, registered and deposited and (ii) the Lessee shall have furnished to the Assignee and the Lessor an opinion of counsel for the Lessee with respect thereto satisfactory to the Assignee and the Lessor.

Except as provided in the immediately preceding paragraph, the Lessee will not allow the name of any person, association or corporation to be placed on any Unit as a designation that might be interpreted as a claim of ownership; provided, however, that the Units may be lettered with the names or initials or other insignia customarily used by the Lessee.

SECTION 6. Taxes. All payments to be made by the Lessee hereunder will be free of expense to the Lessor for collection or other charges and will be free of expense to the Lessor with respect to the amount of any local, state, federal or foreign taxes (other than any United States federal income tax and, to the extent that the Lessor receives credit therefor against its United States federal income tax liability, any foreign income tax payable by the Lessor in consequence of the receipt of payments provided herein and other than the aggregate of all state and city income taxes and franchise taxes measured by net income or gross income or gross receipts taxes based on such receipts other than gross receipts taxes in the nature of sales or use taxes, up to the amount of any such taxes which would have been payable to states and political subdivisions thereof by the Lessor without regard to this Lease, the Participation Agreement, the Conditional Sale Agreement and the transactions contemplated therein, except any such tax which is in substitution for or relieves the Lessee from the payment of taxes which it would otherwise be obligated to pay or reimburse as herein provided), assessments, documentary stamp taxes, or license fees and any charges, fines or penalties in connection therewith (hereinafter called collectively Impositions) now or hereafter levied or imposed

upon or in connection with or measured by this Lease or any sale, rental, use, payment, shipment, delivery or transfer of title under the terms hereof or the Conditional Sale Agreement or any assignment hereof or thereof, all of which Impositions the Lessee assumes and agrees to pay on demand in addition to the payments to be made by it provided for herein. The Lessee will also pay promptly all Impositions which may be imposed upon any Unit or for the use or operation thereof or upon the earnings arising therefrom or upon the Lessor solely by reason of its ownership thereof and will keep at all times all and every part of such Unit free and clear of all Impositions which might in any way affect the title of the Lessor or result in a lien upon any such Unit; provided, however, that the Lessee shall be under no obligation to pay any Impositions so long as it is contesting in good faith and by appropriate legal proceedings such Impositions and the nonpayment thereof does not, in the advance opinion of the Lessor, adversely affect the title, property or rights of the Lessor hereunder or the rights of the Assignee under the Conditional Sale Agreement. If any Impositions shall have been charged or levied against the Lessor or the Assignee directly and paid by the Lessor, the Lessee shall reimburse the Lessor or the Assignee on presentation of an invoice therefor.

In the event that the Lessor shall become obligated to make any payment to the Builder or the Assignee pursuant to Article 6 of the Conditional Sale Agreement not covered by the foregoing paragraph of this Section 6, the Lessee shall pay such additional amounts (which shall also be deemed Impositions hereunder) to the Lessor as will enable the Lessor to fulfill completely its obligations pursuant to said Article 6.

The amount which the Lessee shall be required to pay in accordance with this Section 6 shall be an amount which, after deduction of all taxes and other charges in respect of the receipt of such amount under the laws of any federal, state or local governmental or taxing authority in the United States or under the laws of any foreign country or subdivision or any taxing authority thereof or therein, is sufficient (in the reasonable opinion of the Lessor, but without the utilization of any tax benefit of the Lessor not attributable to the Impositions giving rise to such payments except to the extent that any such tax benefit would in the reasonable opinion of the Lessor otherwise expire unused), to restore the Lessor to the same after-tax position that it would have been in had the Impositions giving rise to such payments not been imposed. The amount to be paid to the Lessor pursuant to the preceding sentence shall be determined by the Lessor (after reasonable consultation with the Lessee) whose good faith determination shall be conclusive.

In the event any reports with regard to Impositions are required to be made on the basis of individual Units or otherwise, the Lessee will, where permitted to do so under applicable rules or regulations, make and timely file such reports in such manner as to show the interests of the Lessor and the Builder or the Assignee in the Units as shall be satisfactory to the Lessor and the Assignee or, where not so permitted, will notify the Lessor and the Assignee of such requirement and will prepare and deliver such reports to the Lessor and the Assignee within a reasonable time prior to the time such reports are to be filed in such manner as shall be satisfactory to the Lessor and the Assignee.

In the event that, during the term of this Lease, including any renewal thereof, the Lessee becomes liable for the payment or reimbursement of any Impositions, pursuant to this Section 6, such liability shall continue, notwithstanding the expiration of this Lease, until all such Impositions are paid or reimbursed by the Lessee.

SECTION 7. Payment for Casualty Occurrences; Insurance.
In the event that any Unit shall become lost, stolen, destroyed, irreparably damaged from any cause whatsoever or taken or requisitioned by condemnation or otherwise by the United States Government for a stated period which shall exceed the then remaining term of the Lease or for an indefinite period, but only, in the case of an indefinite period, after such taking or requisition continues for a period of one year, or by any other governmental entity resulting in loss of possession by the Lessee for a period of one year during the term of this Lease (such occurrences being hereinafter called Casualty Occurrences), the Lessee shall promptly and fully notify the Lessor and the Assignee with respect thereto. On the rental payment date next succeeding such notice, the Lessee shall pay to the Lessor an amount equal to the rental payment or payments in respect to such Unit not theretofore paid and which are due and payable on or prior to such date plus a sum equal to the Casualty Value (as hereinafter defined) of such Unit as of the date of such payment in accordance with the schedule set out below. Upon (but not prior to) the making of such payments by the Lessee in respect of any Unit, the rental for such Unit shall thereafter cease to accrue, the term of this Lease as to such Unit shall terminate and the Lessor shall be entitled to recover possession of such Unit. The Lessor hereby appoints the Lessee as its agent to dispose of any Unit suffering a Casualty Occurrence (including any Unit suffering a Casualty Occurrence during the storage period provided for such Unit in Section 15 hereof) or any component thereof at the best price obtainable on an "as is, where is" basis. If the Lessee shall have previously paid the Casualty Value to the Lessor, the Lessee shall be entitled to the proceeds of such sale to the extent that such proceeds do not exceed the Casualty Value of such Unit, and shall pay any excess to the Lessor.

The Casualty Value of each Unit as of the rental payment date on which payment is to be made as aforesaid shall be that percentage of the Purchase Price of such Unit as is set forth in the following schedule opposite such date:

<u>Rental Payment Date</u>	<u>Percentage</u>
July 6, 1981.....	104.3557
January 6, 1982.....	107.3406
July 6, 1982.....	108.8122
January 6, 1983.....	108.4087
July 6, 1983.....	108.2018
January 6, 1984.....	108.2247
July 6, 1984.....	101.2068
January 6, 1985.....	100.6545
July 6, 1985.....	99.8600
January 6, 1986.....	98.7723
July 6, 1986.....	90.6672
January 6, 1987.....	89.0679
July 6, 1987.....	87.2429
January 6, 1988.....	85.2010
July 6, 1988.....	76.2234
January 6, 1989.....	73.8755
July 6, 1989.....	71.3633
January 6, 1990.....	68.6752
July 6, 1990.....	65.7990
January 6, 1991.....	62.7214
July 6, 1991.....	59.4284
January 6, 1992.....	55.9049
July 6, 1992.....	52.1348
January 6, 1993.....	48.1542
July 6, 1993.....	44.3264
January 6, 1994.....	40.4563
July 6, 1994.....	36.5317
January 6, 1995.....	32.6079
July 6, 1995.....	28.5729
January 6, 1996.....	24.4017
July 6, 1996.....	20.0005

Whenever any Unit shall suffer a Casualty Occurrence after expiration of this Lease and before such Unit shall have been returned in the manner provided in Section 15 hereof or during the 120 day storage period provided for such Unit in said Section 15, the Lessee shall promptly and fully notify the Lessor with respect thereto and pay to the Lessor an amount equal to 20.0005% of the Purchase Price of such Unit. Upon (but not prior to) the making of such payment by the Lessee in respect of any Unit, the storage period with respect to such Unit shall terminate and the Lessor shall be entitled to recover possession of such Unit.

Except as hereinabove in this Section 7 provided, the Lessee shall not be released from its obligations hereunder

in the event of, and shall bear the risk of, any Casualty Occurrence to any Unit from and after delivery and acceptance thereof by the Lessee hereunder.

In the event of the requisition for use by the United States Government or any other governmental entity (hereinafter called the Government) of any Unit during the term of this Lease or any renewal thereof, all of the Lessee's obligations under this Lease with respect to such Unit shall continue to the same extent as if such requisition had not occurred, except to the extent the Lessee's obligations are modified pursuant to the first paragraph of this Section 7 with respect to any such requisition which represents a Casualty Occurrence, as defined therein; provided, however, that if any Unit requisitioned by the Government is returned by the Government at any time after the end of the term of this Lease or any renewal thereof, the Lessee shall be obligated to return such Unit to the Lessor pursuant to Section 12 or Section 15 hereof, as the case may be, promptly upon such return by the Government rather than at the end of the term of this Lease or any renewal thereof, but the Lessee shall in all other respects comply with the provisions of said Section 12 or Section 15, as the case may be, with respect to such Unit. All payments received by the Lessor or the Lessee from the Government for the use of such Unit during the term of this Lease or any renewal thereof shall be paid over to, or retained by, the Lessee provided no Event of Default (or other event which after notice, demand and/or lapse of time would become an Event of Default) shall have occurred and be continuing; and all payments received by the Lessor or the Lessee from the Government for the use of such Unit after the term of this Lease or any renewal thereof, shall, to the extent of the Casualty Value theretofore paid by the Lessee, be paid over to, or retained by the Lessee, and any such amounts paid in excess of such Casualty Value shall be paid over to, or retained by, the Lessor.

The Lessee will, at all times while this Lease is in effect (including during any storage period as described in Section 12 or Section 15 hereof), at its own expense, cause to be carried and maintained property insurance in respect of the Units at the time subject hereto, and public liability insurance, in amounts, with deductibles, and against risks customarily insured against by companies owning property of a similar character and engaged in a business similar to that engaged in by the Lessee, and in any event in amounts and against risks comparable to those insured against by the Lessee on equipment similar to the Units which is owned or leased by the Lessee; provided, however, that in the case of property insurance, the Lessee will be permitted to self-insure to the extent it self-insures property of a similar nature to the Units and to the extent consistent with prudent industry practice. Such insurance,

except to the extent the Lessee is permitted to and does self-insure, shall be maintained with insurance companies, underwriters or funds which shall be satisfactory to the Lessor and the Assignee and which shall be authorized to do business in the jurisdictions in which the Units may from time to time be located. At or prior to the date the first Unit is placed under this Lease, the Lessee shall deliver Certificates of Insurance to the Lessor and the Assignee which shall provide that the Assignee and the Lessor shall receive not less than 30 days written notice of any cancellations of any of such policies or of any material change in the coverage to be provided thereunder. All such public liability insurance shall protect the Lessee, the Lessor and the Assignee in respect of risks arising out of the condition, maintenance, use, ownership or operation of the Units. All such property insurance shall cover the interests in the Units of the Lessee, the Lessor and the Assignee and shall provide that losses in respect of the Units shall be payable to such insureds as their respective interests may appear; provided that so long as any indebtedness under the Conditional Sale Agreement shall remain unpaid, losses under such property insurance shall be payable to the Assignee under a standard mortgage loss payable clause satisfactory to the Assignee. Any net property insurance proceeds resulting from insurance carried by the Lessee received by the Lessor in respect of Units suffering a Casualty Occurrence shall be deducted from the amounts payable by the Lessee to the Lessor in respect of Casualty Occurrences pursuant to this Section 7. If the Lessor shall receive any such net property insurance proceeds or condemnation payments after the Lessee shall have made payments pursuant to this Section 7 without deduction for such net property insurance proceeds or such condemnation payments, the Lessor shall pay such net property insurance proceeds or condemnation payments to the Lessee up to an amount equal to the Casualty Value with respect to a Unit paid by the Lessee unless an Event of Default or other event which, with notice, demand and/or lapse of time, would constitute such an Event of Default, shall have occurred and be continuing, in which case the amount otherwise payable to the Lessee may be retained by the Lessor and applied to discharge the liabilities of the Lessee under Section 11. The balance of such net insurance proceeds or condemnation payments shall remain the property of the Lessor. All net insurance proceeds received by the Lessor or the Lessee with respect to a Unit not suffering a Casualty Occurrence shall be applied in payment of the cost of repairing the damage to such Unit, and any balance remaining after the completion of such repairs shall be paid to the Lessee unless an Event of Default or other event which, with notice, demand and/or lapse of time, would constitute an Event of Default, shall have occurred and be continuing, in which case the amount otherwise payable to the Lessee may be retained by the Lessor and applied to discharge the liabilities of the Lessee under Section 11. Except as otherwise hereinabove

provided, any condemnation payments received with respect to a Unit not suffering a Casualty Occurrence shall be the property of the Lessor.

Copies of all insurance policies issued pursuant to the provisions of the preceding paragraph shall be delivered to the Assignee and the Lessor.

SECTION 8. Voluntary Termination. Unless an Event of Default or other event which, with notice, demand and/or lapse of time, would constitute an Event of Default, shall have occurred and be continuing hereunder, the Lessee shall be entitled, at its option, upon at least 120 days prior written notice to the Lessor and the Assignee, to terminate this Lease as to all (but not less than all) of the Units if the Lessee shall have made a good faith determination that all (but not less than all) of the Units have become obsolete or surplus to the Lessee's operations, which notice shall be accompanied by a certified copy of resolutions adopted by the Board of Directors of the Lessee making such determination and a written statement of the President or a Vice-President of the Lessee setting forth a summary of the basis for such determination; provided, however, that such termination shall become effective only on a rental payment date (hereinafter in this Section 8 called the Termination Date) and in no event prior to July 6, 1991; and provided further, that such termination shall not take effect unless the Lessee shall have fully complied with the succeeding paragraphs of this Section 8. For the purposes of this Section 8, interest rates or similar finance charges payable by the Lessee in connection with the acquisition of similar equipment under conditional sale contracts, leases or other arrangements for deferred payment of the purchase price thereof, shall be disregarded in determining whether such Units have become obsolete or surplus.

During the period from the giving of such notice to the Termination Date, the Lessee, as agent, without compensation, for the Lessor, shall use its best efforts to obtain bids for the purchase of all the Units on an "as is, where is" basis, and the Lessee shall certify to the Lessor in writing the amount of each bid received and the name and address of the person (who shall not be the Lessee or any person, firm or corporation which is an affiliate of the Lessee) submitting such bid. An "affiliate" of the Lessee shall mean any person which possesses, directly or indirectly, the right to vote at least 20% of the voting securities of the Lessee, or any person which, directly or indirectly, controls or is controlled by or is under common control with the Lessee, and "control" (including "controlled by" and "under common control with"), as used with respect to any person, shall mean the possession, directly or indirectly, of the power to direct or control the direction of the

management and policies of such person, whether through the ownership of voting securities, by contract or otherwise. On the Termination Date, the Lessor shall, without recourse or warranty, sell all the Units for cash to whomsoever shall have submitted the highest bid from any source prior to the Termination Date, and thereupon the Lessee shall cause to be delivered the Units to the Lessor in accordance with the terms of Section 15; provided, however, that if the highest bid received shall be less than 90% of the Casualty Value of the Units computed as of the Termination Date, the Lessee shall have the option, exercisable on or prior to the Termination Date, to rescind its notice to terminate this Lease. If the Lessee exercises its option to rescind its notice to terminate this Lease or if the sale of the Units shall not occur on the Termination Date for any other reason, the Lessee shall not cause such delivery of any of the Units to the Lessor; and this Lease shall continue in full force and effect as to all of the Units. The Lessor shall be under no duty to (but may) solicit bids, to inquire into the efforts of the Lessee to obtain bids or otherwise to take any action in connection with any such sale other than as expressly provided in this Section 8.

The total sale price realized at any such sale of the Units shall be retained by the Lessor and, in addition, the Lessee shall pay to the Lessor the excess, if any, of (i) the Casualty Value of the Units computed as of the Termination Date over (ii) the proceeds of such sale less all expenses including reasonable counsels' fees incurred by the Lessor in connection with such sale or with the collection or distribution of such payment. The Lessee shall also be obligated to pay the Lessor any and all rentals and other sums due hereunder with respect to the Units accrued up to and including the Termination Date. In the event of such sale and compliance by the Lessee with all the provisions of this Section 8, the obligations of the Lessee to pay rental hereunder on all rental payment dates commencing after the Termination Date shall terminate.

SECTION 9. Reports. On or before March 31 in each year, commencing with the year 1982, and at such other times as the Lessor may reasonably request, the Lessee will furnish to the Lessor, the Investor and the Assignee an accurate statement (a) setting forth as at the preceding December 31 the amount, description and numbers of all Units then leased hereunder and covered by the Conditional Sale Agreement, the amount, description and numbers of all Units that have suffered a Casualty Occurrence or are then undergoing repairs (other than running repairs) or have been withdrawn from use pending repairs (other than running repairs) during the preceding calendar year and such other information regarding the condition and state of repair of the Units as the Lessor or the Assignee may reasonably request, (b) stating that, in the case of all Units repaired or repainted during the

period covered by such statement, the numbers and markings required by Section 5 and the Conditional Sale Agreement have been preserved or replaced and (c) covering such other matters relative to the Units and the Lessee's performance of its obligations hereunder as the Lessor may reasonably request. The Lessor and/or its duly appointed agents shall have the right to inspect the Units and the Lessee's records with respect thereto at such reasonable times as the Lessor may request during the term of this Lease.

The Lessee will promptly furnish to the Lessor, the Investor and the Assignee (i) as soon as available, and in any event within 120 days after the end of each fiscal year of the Lessee, copies of its Form 10-K Annual Report to the Securities and Exchange Commission for such fiscal year (or any other comparable report substituted therefor which includes certified annual financial information), (ii) as soon as available, and in any event within 45 days after the end of each of the first three quarterly periods of each such fiscal year, copies of its Form 10-Q Reports to the Securities and Exchange Commission for such quarterly periods (or any other comparable report substituted therefor which includes quarterly financial information), (iii) as soon as available, and as long as it prepares such reports, copies of its Uniform Statistical Report, and (iv) as soon as available, copies of all reports which it routinely sends to its shareholders.

At the time of delivery of the financial statements pursuant to clause (i) of the preceding paragraph, the Lessee will deliver to the Lessor and the Assignee a certificate signed by the President, any Vice President, the Treasurer or any Assistant Treasurer of the Lessee stating that a review of the activities of the Lessee during the accounting period covered by such financial statements has been made under his supervision with a view to determining whether the Lessee has kept, observed, performed and fulfilled all of its covenants and obligations under this Lease and that, to the best of his knowledge, the Lessee during such accounting period has kept, observed, performed and fulfilled each and every covenant and obligation contained herein, or if an Event of Default under this Lease shall exist, existed or if an event has occurred which, with notice, demand and/or lapse of time, would constitute such an Event of Default, specifying such Event of Default or such event and the nature and status thereof.

SECTION 10. Disclaimer of Warranties; Compliance with Laws and Rules; Maintenance; Indemnification. THE LESSOR MAKES NO WARRANTY OR REPRESENTATION, EITHER EXPRESS OR IMPLIED, AS TO THE DESIGN OR CONDITION OF, OR AS TO THE QUALITY OF THE MATERIAL, EQUIPMENT OR WORKMANSHIP IN, THE UNITS DELIVERED TO THE LESSEE HEREUNDER, AND THE LESSOR MAKES NO WARRANTY OF MERCHANTABILITY OR FITNESS OF THE

UNITS FOR ANY PARTICULAR PURPOSE OR AS TO TITLE TO THE UNITS OR ANY COMPONENT THEREOF, NOR ANY OTHER REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, WITH RESPECT TO ANY UNIT, EITHER UPON DELIVERY THEREOF TO THE LESSEE OR OTHERWISE, it being agreed that all such risks, as between the Lessor and the Lessee, are to be borne by the Lessee; but the Lessor hereby irrevocably appoints and constitutes the Lessee as its agent and attorney-in-fact during the term of this Lease to assert and enforce from time to time, in the name of and for the account of the Lessor and/or the Lessee, as its interests may appear, at the Lessee's sole cost and expense, whatever claims and rights the Lessor may have against the Builder under the provisions of Article 14 of the Conditional Sale Agreement; provided, however, that if at any time an Event of Default shall have occurred and be continuing, the Lessor or its successors and assigns may assert and enforce, at the Lessee's sole cost and expense, such claims and rights. The Lessor shall have no responsibility or liability to the Lessee or any other person with respect to the following: (i) any liability, loss or damage caused or alleged to be caused directly or indirectly by any Unit or by any inadequacy thereof or deficiency or defect therein or by any other circumstances in connection therewith; (ii) the use, operation or performance of any Unit or any risks relating thereto; (iii) any interruption of service, loss of business or anticipated profits or consequential damages of any person; or (iv) the delivery, operation, servicing, maintenance, repair, improvement or replacement of any Units. The Lessee's delivery of a Certificate of Acceptance shall be conclusive evidence as between the Lessee and the Lessor that the Units described therein are in all of the foregoing respects satisfactory to the Lessee, and the Lessee will not assert any claim of any nature whatsoever against the Lessor based on any of the foregoing matters.

The Lessee agrees for the benefit of the Lessor and the Assignee, to comply in all respects with all laws (including, but not limited to, laws with respect to the use, maintenance and operation of each Unit) of the jurisdictions in which operations involving the Units may extend, with the interchange rules of the Association of American Railroads and with all lawful rules of the United States Department of Transportation, the Interstate Commerce Commission and any other legislative, executive, administrative or judicial body exercising any power or jurisdiction over the Units, to the extent that such laws and rules affect the title, operation, maintenance or use of the Units; and in the event that such laws or rules require any alteration, replacement or addition of or to any part of any Unit, the Lessee will conform therewith at its own expense; provided, however, that the Lessee may, at its own expense, in good faith, contest the validity or application of any such law or rule in any reasonable manner which does not, in the opinion of the Lessor or the Assignee, adversely affect the property,

title or rights of the Lessor or the Assignee under this Lease or under the Conditional Sale Agreement.

The Lessee agrees that, at its own cost and expense, it will be responsible for ordinary maintenance and repairs required to maintain and keep each Unit which is subject to this Lease in as good operating order, repair and condition as when delivered to it, ordinary wear and tear excepted.

Any and all additions to any Unit, and any and all parts installed on and additions and replacements made to any Unit (other than such parts or additions which can be removed from a Unit without material damage to that Unit, which parts or additions shall remain the property of the Lessee), shall constitute accessions to such Unit and ownership thereof, free from any lien, charge, security interest or encumbrance (except for those created by the Conditional Sale Agreement or this Lease), shall immediately be vested in the Lessor and the Assignee as their respective interests appear in such Unit. Without the prior written consent of the Lessor, which consent shall not be unreasonably withheld, the Lessee shall not make nor allow to be made any additions or attachments to any Unit which are not readily removable without causing material damage to such Unit, except such additions or attachments which are required to be made pursuant to the provisions of the second paragraph of this Section.

The Lessee agrees to indemnify, protect and hold harmless the Lessor, the Investor and the Assignee, and their respective successors, assigns, agents and servants, from and against all losses, damages, injuries, liabilities, claims and demands whatsoever (including, but not limited to, claims in which negligence or breach of warranty or contract of such indemnified party is or are alleged), regardless of the cause thereof, and expenses in connection therewith, including counsel fees and expenses, patent liabilities, penalties and interest, arising out of or as the result of the entering into or the performance of the Conditional Sale Agreement or this Lease, including, but not limited to, those in any way relating to or arising or alleged to arise out of: (i) the manufacture, construction, financing, purchase, acceptance, rejection, ownership, delivery, nondelivery, lease, possession, sublease, transport, storage, use, operation, condition, maintenance, sale, return or other disposition of any Unit or portion thereof, (ii) any latent and other defects whether or not discoverable by the Lessor or the Lessee, (iii) any claim for patent, trademark or copyright infringement, (iv) any claims based on strict liability in tort, (v) any injury to or the death of any person or any damage to or loss of property on or near the Units or in any manner growing out of or concerned with, or alleged to grow out of or be connected with, the ownership, use, replacement, adaptation or maintenance of

the Units or of any other equipment in connection with the Units, resulting or allegedly resulting from the condition of any thereof, and (vi) any violation or alleged violation by the Lessee, of any provision of this Lease or of any agreement, law, rule, regulation, ordinance or restriction, affecting or applicable to the Units or the lease, ownership, use, replacement, adaptation or maintenance thereof. In the event that the Lessor shall become obligated to make any payment to the Builder pursuant to Article 14 of the Conditional Sale Agreement not covered by the foregoing sentence, the Lessee shall pay such additional amounts to the Lessor as will enable the Lessor to fulfill completely its obligations pursuant to said Article 14. The indemnities arising under this paragraph shall continue in full force and effect notwithstanding the full payment of all obligations under this Lease or the termination of this Lease. The amount which the Lessee shall be required to pay with respect to any indemnification under this Section 10 shall be an amount sufficient to restore the indemnified party to the same net after-tax position, after considering the net after-tax effect of the receipt of such indemnification by the indemnified party on its United States federal, state and local income taxes or franchise taxes based on net income, that the indemnified party would have been in had such taxes not been imposed. The indemnities arising under this paragraph shall continue in full force and effect notwithstanding the full payment of all obligations under this Lease or the termination of this Lease or any renewal term hereof.

The Lessee agrees to prepare, deliver to the Lessor for execution within a reasonable time prior to the required date of filing and file (or, to the extent permissible, to prepare for and file on behalf of the Lessor directly) any and all reports (other than income tax returns) to be filed by the Lessor with any federal, state or other regulatory authority by reason of the ownership by the Lessor of the Units, the security interest in the Units granted to the Assignee or the leasing of the Units to the Lessee.

SECTION 11. Default. If during the continuance of this Lease or any renewal term hereof one or more of the following events (each such event being hereinafter sometimes called an Event of Default) shall occur:

(A) default shall be made in payment of any part of the semi-annual rentals provided in Section 3, and such default shall continue for 10 days;

(B) default shall be made in payment of any amount required to be paid by the Lessee hereunder, other than the semi-annual rentals provided in Section 3, and such default shall continue for 10 days

after written notice from the Lessor to the Lessee specifying such failure of payment and demanding that the same be paid;

(C) the Lessee shall make or permit any unauthorized assignment or transfer of this Lease or of possession of the Units, or any thereof;

(D) the Lessee shall fail to maintain insurance in accordance with Section 7;

(E) default shall be made in the observance or performance of any other of the covenants, conditions and agreements on the part of the Lessee contained in this Lease, in the Participation Agreement or in any other agreement entered into concurrently herewith relating to the financing or leasing of the Units, and such default shall continue for 20 days after written notice from the Lessor to the Lessee specifying such default and demanding that the same be remedied;

(F) any proceedings shall be commenced by or against the Lessee for any relief under any bankruptcy or insolvency law, or any law relating to the relief of debtors, readjustment of indebtedness, reorganization, arrangement, composition or extension, and, unless such proceedings shall have been dismissed, nullified, stayed or otherwise rendered ineffective (but then only so long as such stay shall continue in force or such ineffectiveness shall continue) all of the obligations of the Lessee under this Lease shall not have been and shall not continue to have been duly assumed in writing, pursuant to a court order or decree, by a trustee or trustees or receiver or receivers appointed (whether or not subject to ratification) for the Lessee or for its respective property in connection with any such proceedings or by the debtor in possession in such manner that such obligations shall have the same status as expenses of administration incurred by such trustee or trustees, receiver or receivers or debtor in possession, within 60 days after such appointment, if any, or 60 days after such proceedings shall have been commenced, whichever is earlier, or the Lessee shall make a general assignment for the benefit of creditors or shall admit in writing its inability to pay its debts generally as they become due; or

(G) any representations or warranties made by the Lessee herein or in any other agreement, statement or certificate furnished to the Lessor or the Assignee in connection with this Lease or the transaction contemplated hereby, proves untrue in any material respect as of the date of issuance thereof;

then, in any such case, the Lessor, at its option, may:

(1) proceed by appropriate court action or actions, either at law or in equity, to enforce performance by the Lessee of the applicable covenants of this Lease or to recover damages for the breach thereof, including net after-tax losses of federal and state income tax benefits to which the Lessor would otherwise be entitled under this Lease; or

(2) by notice in writing to the Lessee terminate this Lease, whereupon all rights of the Lessee to the possession and use of the Units shall absolutely cease and terminate as though this Lease had never been made, but the Lessee shall remain liable as hereinafter provided; and thereupon the Lessor may, by its agents, enter upon the premises of the Lessee or any other premises where any of the Units may be located and take possession of all or any of such Units and thenceforth hold, possess and enjoy the same free from any right of the Lessee, or its successors or assigns, to use the Units for any purposes whatsoever; but the Lessor shall, nevertheless, have a right to recover from the Lessee any and all amounts which under the terms of this Lease may be then due or which may have accrued to the date of such termination (computing the rental for any number of days less than a full rental period by multiplying the rental for such full rental period by a fraction of which the numerator is such number of days and the denominator is the total number of days in such full rental period) and also to recover forthwith from the Lessee (a) as damages for loss of the bargain and not as a penalty, whichever of the following amounts the Lessor, in its sole discretion, shall specify: (x) a sum, with respect to each Unit, which represents the excess of the present worth, at the time of such termination, of all rentals therefor which would otherwise have accrued hereunder from the date of such termination to the end of the term of this Lease over the then present worth of the then fair rental value of such Unit for such period computed by discounting from the end of such term to the date of such termination rentals which the Lessor reasonably estimates to be obtainable for the use of the Unit during such period, such present worth to be computed in each case on a basis of a 7.64% per annum discount, compounded semi-annually from the respective dates upon which rentals would have been payable hereunder had this Lease not been terminated, or (y) an amount equal to the excess, if any, of the Casualty Value of such Unit as of the rental payment date on or next preceding the date of termination over the amount the Lessor reasonably estimates to be the sales value thereof at such time; provided, however, that in the event the Lessor shall have sold any Unit, the Lessor, in lieu of collecting

any amounts payable to the Lessor by the Lessees pursuant to the preceding clauses (x) and (y) of this clause (a) with respect thereto, may, if it shall so elect, demand that the Lessee pays the Lessor and the Lessee shall pay to the Lessor on the date of such sale, as liquidated damages for loss of a bargain and not as a penalty, an amount equal to the excess, if any, of the Casualty Value of such Unit, as of the rental payment date on or next preceding the date of termination over the net proceeds of such sale, and (b) any damages and expenses, including reasonable attorneys' fees, in addition thereto which the Lessor shall have sustained by reason of the breach of any covenant, representation or warranty of this Lease other than for the payment of rental.

The remedies in this Lease provided in favor of the Lessor shall not be deemed exclusive, but shall be cumulative and shall be in addition to all other remedies in its favor existing at law or in equity. The Lessee hereby waives any mandatory requirements of law, now or hereafter in effect, which might limit or modify the remedies herein provided, to the extent that such waiver is permitted by law. The Lessee hereby waives any and all existing or future claims to any offset against the rental payments due hereunder, and agrees to make rental payments regardless of any offset or claim which may be asserted by the Lessee or on its behalf.

The failure of the Lessor to exercise any of the rights granted it hereunder upon the occurrence of any of the contingencies set forth herein shall not constitute a waiver of any such right upon the continuation or recurrence of any such contingencies or similar contingencies.

The Lessor and the Lessee shall each give prompt notice to the other and to the Assignee of any Event of Default of which the Lessor or the Lessee shall have knowledge.

The foregoing provisions of this Section 11 are subject in all respects to all mandatory requirements of law at the time in force and applicable thereto.

SECTION 12. Return of Units upon Default. If this Lease shall terminate pursuant to Section 11, the Lessee shall forthwith deliver possession of the Units to the Lessor. Each Unit so delivered shall be in the same operating order, repair and condition as when originally delivered to the Lessee, ordinary wear and tear excepted, and shall meet all applicable standards of the Department of Transportation and comply with the applicable Interchange Rules of the Mechanical Division of the Association of American Railroads or any successor to such Division or Association.

For the purpose of delivering possession of any Unit or Units as above required, the Lessee shall at its own cost, expense and risk:

- (a) place the Unit or Units in the standard of condition as specified above;
- (b) forthwith place such Units upon such storage tracks as the Lessor reasonably may designate;
- (c) permit the Lessor to store such Units on such tracks at the risk of the Lessee without charge for insurance or storage until such Units have been sold, leased or otherwise disposed of by the Lessor; and
- (d) cause the same to be delivered to any carrier for shipment as directed by the Lessor.

The assembling, delivery, storage and transporting of the Units as in this Section 12 provided shall be at the expense and risk of the Lessee for a period of nine months following such termination and are of the essence of this Lease, and, upon application to any court of equity having jurisdiction in the premises, the Lessor shall be entitled to a decree against the Lessee requiring specific performance of the same. During any storage period, the Lessee will, at its own cost and expense, maintain and keep the Units in good order and repair and will permit the Lessor or any person designated by it, including the authorized representative or representatives of any prospective purchaser or lessee of any such Unit, to inspect the same. All amounts earned in respect of the Units after the date of termination of this Lease shall belong to the Lessor and, if received by the Lessee, shall be promptly turned over to the Lessor. In the event any Unit is not assembled, delivered and stored as hereinabove provided within thirty days after such termination, the Lessee shall, in addition to any amounts payable by the Lessee in accordance with Section 11, pay to the Lessor for each day thereafter an amount equal to the amount, if any, by which .031433% of the Purchase Price of such Unit for each such day exceeds the actual earnings received by the Lessor on such Unit for each such day.

Without in any way limiting the obligations of the Lessee under the foregoing provisions of this Section 12, the Lessee hereby irrevocably appoints the Lessor as the agent and attorney-in-fact of the Lessee, with full power and authority, at any time while the Lessee is obligated to deliver possession of any Unit to the Lessor, to demand and take possession of such Unit in the name and on behalf of the Lessee from whomsoever shall be in possession of such Unit at the time, subject to all mandatory requirements of due process of law.

SECTION 13. Assignment; Possession and Use; Liens.

This Lease shall be assignable in whole or in part by the Lessor without the consent of the Lessee, but the Lessee shall be under no obligation to any assignee of the Lessor except upon written notice of such assignment from the Lessor. Such rights and obligations of the Lessor hereunder as shall be so assigned shall inure to the benefit of the Lessor's assigns. Whenever the term "Lessor" is used in this Lease, it shall apply and refer to the Lessor and each assignee of the Lessor.

So long as the Lessee shall not be in default under this Lease, the Lessee shall be entitled to the possession and use of the Units in accordance with the terms of this Lease, but, without the prior written consent of the Lessor, which consent shall not be unreasonably withheld, the Lessee shall not (except as hereinafter in this paragraph provided) assign, sublease or transfer their leasehold interest under this Lease in the Units or any of them; provided, however, that this sentence shall not be deemed to prohibit any lien attaching to the leasehold interest of the Lessee under this Lease by reason of the existence of an after-acquired property clause in any mortgage to which the Lessee is a party covering substantially all of the Lessee's utility property; and provided further, that in no event shall any Unit be delivered to, or accepted or used by, the Lessee under this Lease prior to the settlement for such Unit on the Closing Date therefor as provided in Article 4 of the Conditional Sale Agreement. Without the prior written consent of the Lessor, the Lessee shall be permitted to enter into one or more subleases with respect to the Units so long as, at the time of any such sublease and after giving effect thereto: (i) no Event of Default shall have occurred and be continuing, (ii) such sublease shall by its terms be made expressly subject and subordinate to this Lease and to the terms and provisions hereof, (iii) such sublease shall contain terms and provisions substantially similar to those contained herein with respect to the maintenance and operation of the Equipment and with respect to the rights and remedies of a lessor upon the occurrence of an Event of Default, (iv) such sublease shall cover not less than all the Units then leased hereunder, (v) no such sublease shall be for a term in excess of one year, and in any event, shall not be for a term extending beyond the expiration of the term of this Lease and (vi) such sublease shall not give the sublessee the right to further sublease the Units. In no event shall any assignment, transfer or sublease relieve the Lessee of any of its obligations, liabilities or duties hereunder which shall be and remain those of a principal and not a guarantor. The Lessee, at its own expense, will promptly pay or discharge any and all sums claimed by any person which, if unpaid, might become a lien, charge, security interest or other encumbrance (other than an encumbrance

created by the Lessor or the Assignee or resulting from claims against the Lessor or Assignee not related to the ownership of the Units) on or with respect to any Unit, including any accession thereto, or the interest of the Lessor, the Assignee or the Lessee therein, and will promptly discharge any such lien, charge, security interest or other encumbrance which arises; provided, however, that the Lessee shall not be required to pay or discharge any such claim so long as the validity thereof shall be contested in good faith and by appropriate legal proceedings in any reasonable manner and the nonpayment thereof does not, in the opinion of the Lessor, adversely affect the title of the Lessor in or to the Units or otherwise adversely affect its rights or the rights of the Assignee under this Lease or the Conditional Sale Agreement; and provided further, that this covenant will not be breached by reason of the existence of liens for taxes, assessments or governmental charges or levies, in each case so long as not due and delinquent, or undetermined or inchoate materialmen's, mechanics', workmen's, repairmen's or other like liens arising in the ordinary course of business and, in each case, not delinquent. The Lessee shall not, without the prior written consent of the Lessor, part with the possession or control of, or suffer or allow to pass out of its possession or control, any of the Units, except to the extent permitted by the provisions of this paragraph.

The Lessee acknowledges and agrees that its right and the rights of its permitted assigns under this Lease shall at all times be subordinated and junior in rank to the rights, and shall be subject to the remedies, of the Assignee under the Conditional Sale Agreement; provided, however, that so long as the Lessee shall not be in default under this Lease, the Lessee shall be entitled to the possession and use of the Units only for use in unit train service to haul coal within the continental United States of America and for use in unit train service to haul any other commodity within the continental United States of America if the hauling of such other commodity does not result in wear and tear to the Units beyond that which would result from the hauling of coal of the type mined from the Gillette area of Wyoming.

SECTION 14. Renewal Option; Duty to First Offer. Provided this Lease has not been earlier terminated and the Lessee is not in default hereunder, the Lessee may by written notice delivered to the Lessor not less than 180 days prior to the end of the original term of this Lease elect to extend the term of this Lease in respect of not less than all of such Units then covered by this Lease for an additional five-year period (such period being hereinafter called the First Renewal Term) commencing on the scheduled expiration of the original term of this Lease. The Lessee may also by written notice delivered to the Lessor not less

than 180 days prior to the end of the First Renewal Term elect to extend the term of this Lease in respect of not less than all of the Units then covered by this Lease for an additional five-year period commencing on the expiration of the First Renewal Term (such period being hereinafter called the Second Renewal Term and the First Renewal Term and the Second Renewal Term being hereinafter collectively referred to as the Renewal Terms). In the event that the term of this Lease is extended pursuant to the preceding sentences, the Lessee shall pay semi-annual rentals on January 6 and July 6 in each year of such extended term, equal to, during the First Renewal Term, the lower of (i) an amount equal to 2.829% of the Purchase Price of all Units then subject to this Lease or (ii) the then Fair Market Rental (as hereinafter defined) of such Units and, during the Second Renewal Term, equal to the then Fair Market Rental of all Units then subject to this Lease.

If upon the termination of this Lease (other than its termination as provided in Section 8 and 11), or upon expiration of any of the Renewal Terms, the Lessor decides to sell any one or more Units, the Lessor shall, prior to the expiration of such term, give notice to the Lessee of its intention to sell such Units ("Notice of Sale"). The Lessee may by written notice to the Lessor ("Notice of Purchase") no later than 30 days after its receipt of the Notice of Sale elect to purchase such Units at a price equal to the then Fair Market Value of such Units (as hereinafter defined). If the Notice of Purchase shall be given by the Lessee, the Lessor shall sell and the Lessee shall purchase such Units on the expiration of such term for the Fair Market Value. Upon the giving of the Notice of Purchase by the Lessee, the Lessor and Lessee shall proceed with diligence and in good faith to determine by mutual agreement the Fair Market Value of such Units. If the Lessor and the Lessee are unable to agree upon a determination of the Fair Market Value of the Units within 30 days following the giving by the Lessee of the Notice of Purchase, the Fair Market Value shall be determined in accordance with the arbitration procedures set forth in the immediately succeeding paragraph.

Fair Market Rental and Fair Market Value shall be determined on the basis of, and shall be equal in amount to, the rental or value which would obtain in an arm's-length transaction between an informed and willing lessee or vendee (other than a lessee currently in possession) and an informed and willing lessor or vendor under no compulsion to lease or sell and, in such determination, costs of removal from the location of current use of storage shall not be a deduction from such rental or value. If, after 60 days from the giving of notice by the Lessee of the Lessee's election to extend the term of this Lease, the Lessor and the Lessee are unable to agree upon a determination of the Fair Market Rental of the Units or if the Lessor and the Lessee are

unable to agree upon a determination of the Fair Market Value of the Units within 30 days following the giving by the Lessee of the Notice of Purchase contemplated by the immediately preceding paragraph, such rental or value shall be determined in accordance with the foregoing definition by the following procedure: If either party to such determination shall have given written notice to the other requesting determination of such rental or value by this appraisal procedure, the parties shall consult for the purpose of appointing a qualified independent appraiser by mutual agreement. If no such appraiser is so appointed within 20 days after such notice is given, each party shall appoint an independent appraiser within 25 days after such notice is given, and the two appraisers so appointed shall within 35 days after such notice is given appoint a third independent appraiser. If no such third appraiser is appointed within 35 days after such notice is given, either party may apply, to make such appointment, to the American Arbitration Association, and both parties shall be bound by any appointment so made. Any appraiser or appraisers appointed pursuant to the foregoing procedure shall be instructed to determine the Fair Market Rental of the Units subject to the proposed extended term or Fair Market Value within 60 days after his or their appointment. If the parties shall have appointed a single appraiser or if either party shall have failed to appoint an appraiser, the determination of Fair Market Rental or Fair Market Value of the single appraiser appointed shall be final. If three appraisers shall be appointed, the determination of the appraiser which differs most from the other two appraisers shall be excluded, the remaining two determinations shall be averaged and such latter average shall be final and binding upon the parties hereto as the Fair Market Rental or Fair Market Value. The appraisal proceedings shall be conducted in accordance with the Commercial Arbitration Rules of the American Arbitration Association as in effect on the date hereof, except as modified hereby. The provision for this appraisal procedure shall be the exclusive means of determining Fair Market Rental or Fair Market Value and shall be in lieu of any judicial or other procedure for the determination thereof, and each party hereto hereby consents and agrees not to assert any judicial or other procedures. The expenses of the appraisal procedure shall be borne equally by the Lessee and the Lessor.

SECTION 15. Return of Units upon Expiration of Term.
As soon as practicable on or after the expiration of the original term of this Lease or any Renewal Term, provided that the Lessee has not agreed to purchase the Units as above provided, the Lessee will, at its cost and expense, at the request of the Lessor, deliver such Units to the Lessor upon such storage tracks as the Lessor may reasonably designate, or, in the absence of such designation, as the Lessee may select, and store such Units on such tracks for a period

not exceeding 120 days and cause the same to be delivered, at any time within such 120-day period as may be designated by the Lessor upon 20-days prior written notice to the Lessee, to not more than one interchange point directed by the Lessor. The movement and storage of such Units shall be at the expense and risk of the Lessee and without charge to the Lessor for insurance. During any such storage period, the Lessor or any person designated by it, including the authorized representative or representatives of any prospective purchaser of such Units, may inspect the same; provided, however, that the Lessee shall not be liable, except in the case of negligence of the Lessee or of any of the employees or agents of the Lessee, for any injury to, or the death of, any person exercising, either on behalf of the Lessor or any prospective purchaser, the right of inspection granted under this sentence. Each Unit returned to the Lessor pursuant to this Section 15 shall: (i) be in the same operating order, repair and condition as when originally delivered to the Lessee, reasonable wear and tear excepted and (ii) meet all applicable standards of the Department of Transportation and comply with any applicable Interchange Rules of the Mechanical Division of the Association of American Railroads or any successor to such Division or Association. The assembling, delivery, storage and transporting of the Units as in this Section 15 provided are of the essence of this Lease, and, upon application to any court of equity having jurisdiction in the premises, the Lessor shall be entitled to a decree against the Lessee requiring specific performance of the same. All amounts earned in respect of the Units after the date of termination of this Lease shall belong to the Lessor and, if received by the Lessee, shall be promptly turned over to the Lessor. In the event any Unit is not assembled, delivered and stored as hereinabove provided, within ten days after such termination, the Lessee shall in addition pay to the Lessor for each day thereafter an amount equal to the amount, if any, by which .031433% of the Purchase Price of such Unit for each such day exceeds the actual earnings received by the Lessor on such Unit for each such day. As to any Unit, upon the earlier of the delivery of such Unit to the delivery point designated by the Lessor, or upon the expiration of the 120 day storage period herein provided, the Lessee shall have no further liability with respect to such Unit.

SECTION 16. Opinion of Counsel. On the Closing Date, the Lessee will deliver to the Lessor fifteen counterparts of the written opinions of its counsel, addressed to the Assignee and the Lessor, as contemplated by subparagraphs (f) and (g) of the first paragraph of Section 5 of the Assignment.

SECTION 17. Recording. The Lessee, at its own expense, will cause this Lease, the Lease Assignment, the Conditional Sale Agreement and the Assignment, and any amendments or supplements hereto or thereto, and any further assignments

hereof and thereof, to be filed and recorded with the Interstate Commerce Commission pursuant to 49 U.S.C. §11303 and the Lessee will undertake the filing, registering, depositing and recording required of the Lessor under the Conditional Sale Agreement and will from time to time do and perform any other act and will execute, acknowledge, deliver, file, register, deposit and record (and will refile, re-register, re-deposit or re-record whenever required) any and all further instruments required by law or reasonably requested by the Lessor or the Assignee for the purpose of proper protection, to their satisfaction, of the Lessor's and the Assignee's respective interests in the Units, or for the purpose of carrying out the intention of and their respective rights under this Lease, the Lease Assignment, the Consent, the Conditional Sale Agreement and the Assignment; and the Lessee will promptly furnish to the Lessor and the Assignee evidences of all such filing, registering, depositing and recording and an opinion or opinions of counsel for the Lessee with respect thereto satisfactory to the Lessor and the Assignee and their respective counsel.

SECTION 18. Interest on Overdue Rentals. Anything herein to the contrary notwithstanding, any nonpayment of rentals and other obligations due hereunder shall result in the obligation on the part of the Lessee promptly to pay, to the extent legally enforceable, an amount equal to the greater of, computed in each case on the basis of a 360-day year of twelve 30-day months, (i) 15% per annum, or (ii) 3% per annum in excess of the per annum rate charged by The First National Bank and Trust Company of Oklahoma City from time to time to its largest and most credit worthy commercial borrowers on 90-day commercial loans of the overdue rentals and other obligations for the period of time during which they are overdue.

SECTION 19. Notices. Any notice hereunder to any of the persons designated below shall be deemed to have been properly served if delivered personally or if mailed, when mailed registered mail postage prepaid, at the following specified addresses:

(a) To the Lessor, Wells Fargo Equipment Leasing Corporation, 425 California Street, San Francisco, California 94104, Attention of Contract Administration;

(b) To the Lessee, Oklahoma Gas and Electric Company, 321 North Harvey Avenue, Oklahoma City, Oklahoma 73101, Attention of Pat J. Ryan, Vice President and Treasurer;

(c) To the Assignee, The First National Bank and Trust Company of Oklahoma City, as Agent, P.O. Box 25189, Oklahoma City, Oklahoma 73125, Attention of Corporate Trust Department.

or to such other address as may have been furnished in writing by such person to the other parties to this Agreement.

SECTION 20. Severability; Effect and Modification of Lease. Any provision of this Lease prohibited or unenforceable by any applicable law of any jurisdiction shall as to such jurisdiction be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions hereof, and any such prohibition or unenforceability in any jurisdiction shall not invalidate or render unenforceable such provision in any other jurisdiction. Where, however, the conflicting provisions of any such applicable law may be waived, they are hereby waived by the parties hereto to the full extent permitted by law, to the end that this Lease shall be enforced as written.

This Lease exclusively and completely states the rights of the Lessor and the Lessee with respect to the leasing of the Units and supersedes all other agreements, oral or written, with respect thereto. No variation or modification of this Lease and no waiver of any of its provisions or conditions shall be valid unless in writing and signed by duly authorized officers of the Lessor and of the Lessee.

All Section headings are inserted for convenience only and shall not affect any construction or interpretation of this Lease.

SECTION 21. Lessor's Right to Perform for the Lessee. It is expressly understood and agreed that upon the occurrence of any of the defaults or conditions described in clauses (A), (B), (D) or (E) of the first paragraph of Section 11 of this Lease, and prior to the time that such default or condition shall constitute an Event of Default hereunder, the Lessor may make such payment or perform such other act as will cure such default or condition, and the amount of all payments made by the Lessor on behalf of the Lessee, plus the amount of all reasonable expenses incurred in connection therewith, together with interest thereon, to the extent legally enforceable, at the rate equal to the greater of, computed in each case on the basis of a 360-day year of twelve 30-day months, (i) 15% per annum, or (ii) 3% per annum in excess of the per annum rate charged by The First National Bank and Trust Company of Oklahoma City from time to time to its largest and most credit worthy commercial borrowers on 90-day commercial loans, from the date of expenditure to the date of reimbursement, shall constitute additional rental payable hereunder from the Lessee to the Lessor on demand.

SECTION 22. Law Governing. The terms of this Lease and all rights and obligations hereunder shall be governed by the laws of the State of Illinois; provided, however, that the parties shall be entitled to all rights conferred

by 49 U.S.C. §11303 and such additional rights arising out of the filing, recording, registering or depositing, if any, of this Lease and the Lease Assignment as shall be conferred by the laws of the several jurisdictions in which this Lease or the Lease Assignment shall be filed, recorded, registered or deposited.


SECTION 23. Execution. This Lease may be executed in any number of counterparts, but the counterpart delivered to the Assignee shall be deemed to be the original counterpart. Although this Lease is dated as of January 1, 1981 for convenience, the actual date or dates of execution hereof by the parties hereto is or are, respectively, the date or dates stated in the acknowledgments hereto annexed.

IN WITNESS WHEREOF, the parties hereto, each pursuant to due corporate authority, have caused this Lease to be signed in their respective corporate names by duly authorized officers and their respective corporate seals to be hereunto affixed and duly attested, all as of the date first above written.


WELLS FARGO EQUIPMENT LEASING
CORPORATION

By 
SR. Vice President


VICE PRESIDENT


(Corporate Seal)

Attest:



OKLAHOMA GAS AND ELECTRIC
COMPANY

By 
Vice President

(Corporate Seal)

Attest:


Secretary

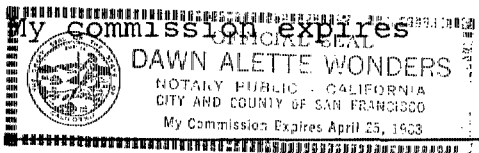
STATE OF CALIFORNIA)
)
COUNTY OF SAN FRANCISCO)

SS

On this 23rd day of March, 1981, before me personally appeared RONALD DEAN + ROBERT E. DARLING to me personally known, who, being by me duly sworn, said that he is a Vice President of Wells Fargo Equipment Leasing Corporation, that one of the seals affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and he acknowledged that the execution of the foregoing instrument was the free act and deed of said corporation. *and Vice Pres. respectively,*

Dawn Alette Wonders
Notary Public

(Notarial Seal)



STATE OF OKLAHOMA)
)
COUNTY OF OKLAHOMA)

SS

On this 18th day of March, 1981, before me personally appeared G. L. Gibbons to me personally known, who, being by me duly sworn, said that he is a Vice President of Oklahoma Gas and Electric Company, that one of the seals affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and he acknowledged that the execution of the foregoing instrument was the free act and deed of said corporation.

Ruth Ann Chappin
Notary Public

(Notarial Seal)

My commission expires

September 23, 1984

Annex A
Lease of Railroad Equipment

<u>Type</u>	<u>Quantity</u>	<u>Car Numbers</u> <u>(Both Inclusive)</u>	<u>Place of Delivery</u>
100-ton (4,000 cu. ft.) high- side coal hopper cars	30	OGEX 1153 - 1182	Near St. Louis, Missouri

Delivery Schedule

Number of Units

30

Closing Date

March 20, 1981